

DESCRIPTION OF A PART OF THE ALLIE MESSER LANDS, SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of U. S. Rte. 213 (30' from the centerline), said point being N 57 13 20 E - 391' more or less from the intersection of the right-of-way of said road and the division line between the lands of Allie Messer and the lands of Charles E. Nau; and running, thence, by and with the southeast side of said road N 57 13 20 E - 271.00' to an iron pipe and a new division line between the herein described lands and other lands of Messer; thence, by and with said new division line S 33 20 40 E 427.14' to an iron pipe, S 59 01 W - 297.69' to an iron pipe, and N 29 48 20 W - 428.38' to the place of beginning. Containing in all 2.823 acres of land, more or less.

April 2, 1973.

William R. Nuttle.

DESCRIPTION OF PART OF POND VIEW FARMS LANDS, SECOND
DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Md. Rte. 213 (60' wide), said point being the northernmost corner of the herein described lands and the westernmost corner of the lands of Amelia M. Wewer; and running, thence, by and with said Wewer lands S 29 48 20 E - 621.98' to an iron pipe and N 59 01 E - 509.80' to an iron pipe and a new division line between the herein described lands and other lands of Pond View Farms; thence, by and with said new division line S 33 20 40 E 438.77' to an iron pipe and S 59 01 W - 661.08' to an iron pipe and the lands of Charles E. Nau; thence, by and with said Nau lands N 33 22 10 W - 985.57' to an iron pipe and N 24 02 10 W 70.46' to the southeast side of Md. Rte. 213; thence, by and with the southeast side of said road N 57 13 20 E - 178.58' to the place of beginning. Containing in all 9.071 acres of land, more or less.

April 17, 1978.

William R. Nuttle.

MAP 14

Pond View Farms
EHP 77/522

Chas. E. Nau
EHP 4/607

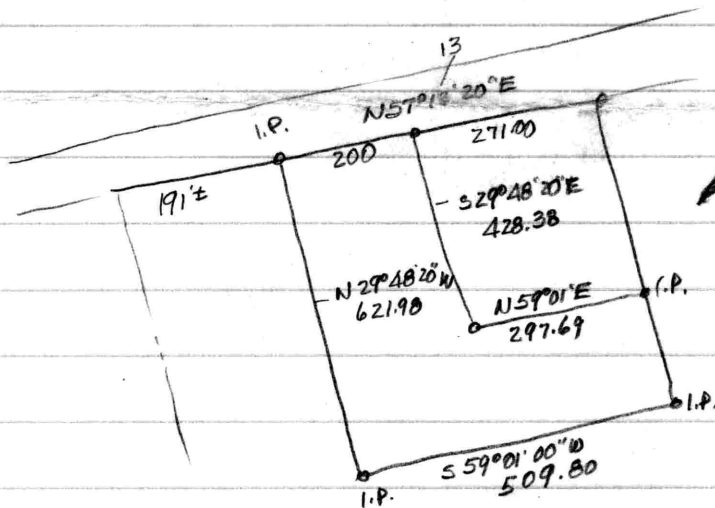
45 - Amelia M. Lewis et al.

my survey
EHP 57/71 2.82

46

"

" 57/73 4.20



M^cCrone 1974

29 48 20
59 01
88 49 20

621.98
616.17
5.81

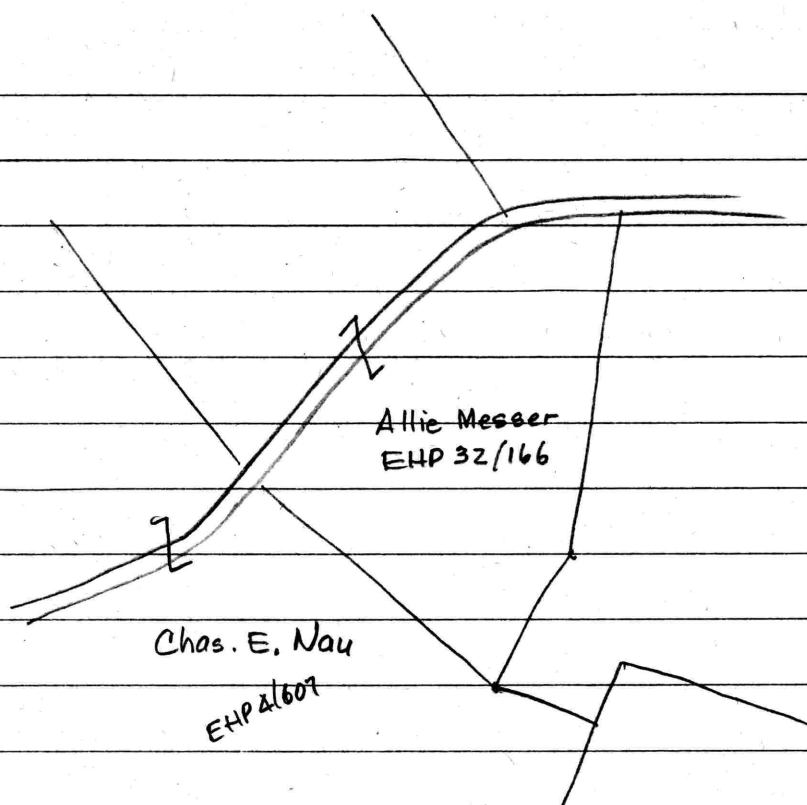
90 99 60
88 49 20
2 50 40

$$X = 616.17 \sin 02^{\circ} 50' 40''$$

$$= 30.58$$

Messer

Map. 14



SEC 7093-7094 - 60' road, 30' from E

Nau - EHP 4/607

Tract 2 - Begin stone marked APM

N $32\frac{3}{4}^{\circ}$ W - 5.81 ^(95.87) to Church Lane

"through middle of Main Rd" S 51° W - 74

N 55° E - 200 to begin
?

32 45
51
83 45

24 02 10
57 13 20
81 15 30

$\Delta = 09^{\circ} 20'$

LAP

32 JUL 1969

RECEIPT NO: A 10792

THIS DEED, made this 21st day of July, 1969, by and between ELIZABETH C. ROLLISON, widow, of Kent County, State of Maryland, of the first part, and ALLIE MESSER and EDITH S. MESSER, his wife, of Queen Anne's County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Elizabeth C. Rollison, widow, does grant and convey unto the said Allie Messer and Edith S. Messer, his wife, as tenants in common, and not as tenants by the entireties, their heirs and assigns, in fee simple,

ALL that farm or tract of ground, situate, lying and being in the Second Election District of Kent County, Maryland, known as "The Merritt Farm", containing 179 acres of land, more or less, situated on both sides of the State Road No. 213, leading through Locust Grove to Chestertown, two miles north of Kennedyville, and being more particularly described as follows, that is to say:

BEGINNING for the same at the southwestern corner of the said farm and at a stone where the said farm corners with the lands now or formerly of Beaston or Cochran and the lands now or formerly of Marion deK. Smith, thence with the Smith lands the two following courses and distances: north 49 1/2 degrees east 805 feet, thence north 11 degrees and 35 minutes east 1,858 feet to the center of the State Road herein above mentioned; thence with the center of the said road the two following courses and distances: north 73 degrees west 490 1/2 feet, thence south 84 3/4 degrees west 75 1/2 feet, thence north 28 degrees west 20 feet to a stone on the northern side of the State Road and at the corner of the lands now or formerly of William Medders and continuing the same course and with the Medders lands for a total distance of 2,725 feet to the lands now or formerly of Mrs. Alexime Wickes, thence with the Wickes lands and the lands now or

formerly of Richard Haggerty south 59 degrees west 1,851 feet to the western side of an old road and to the lands of Shrewsbury Parish, thence with the said lands, south 31 degrees and 25 minutes east 1,239 feet to what is known as "Shrewsbury Lane", thence with the center of the said Lane south 29 degrees east 1,679 feet to the center of the State Road herein mentioned; thence crossing the road and with the said Beaston or Cochran lands the two following courses and distances: south 26 degrees east 100 feet, thence south 35 degrees and 20 minutes east, 1,560 feet to the lands now or formerly of Marion deK. Smith and to the stone at the beginning and containing 179 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM AND THEREOUT, HOWEVER, the following small pieces or parcels of land:

(a) A small lot or parcel of land conveyed by Robert R. Hill and wife, to State of Maryland, by deed dated the _____ day of _____, 1926, and acknowledged on the 8th day of March, 1926, and recorded among the Land Records for Kent County, aforesaid, in Liber R.R.A. No. 6, Folio 547.

(b) A small lot or parcel of land conveyed by Robert R. Hill and wife, to the State of Maryland, by deed dated the _____ day of _____, 1926, and acknowledged on the 8th day of March, 1926, and recorded among the Land Records for Kent County, aforesaid, in Liber R.R.A. No. 8, Folio 514.

(c) A small lot or parcel of land conveyed by D. Raymond Hill, et al, to the State of Maryland, by deed dated November 11, 1948, and recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 10, Folio 617.

(d) A small lot or parcel of land conveyed by D. Raymond Hill, et al, to the State of Maryland by deed dated November 11, 1948, and

recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 10, Folio 619.

SUBJECT to a Right-of-Way and Easement granted to Chesapeake and Potomac Telephone Company by deed of Robert R. Hill and wife, dated February 25, 1918, and recorded among the Land Records for Kent County, aforesaid, in Liber A.P.R. No. 3, Folio 190.

ALSO SUBJECT to a Right-of-Way and Easement granted to Choptank Co-Operative, Inc., by deed of Robert R. Hill, et al, dated May 30, 1939, and recorded among the Land Records for Kent County, aforesaid, in Liber R.A.S. No. 28, Folio 148.

ALSO SUBJECT to an Easement granted to Choptank Electric Co-Operative, Inc., by grant of H. R. Penington, et ux, dated October 1, 1952, and recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 26, Folio 175.

BEING the same parcel of land conveyed to Elizabeth C. Rollison, widow, by Allie Messer and Edith S. Messer, his wife, by deed bearing even date herewith and intended to be recorded among the Land Records for Kent County, Maryland immediately prior hereto.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or any-wise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said ALLIE MESSER and EDITH S. MESSER, his wife, as tenants in common, and not as tenants by the entireties, their heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

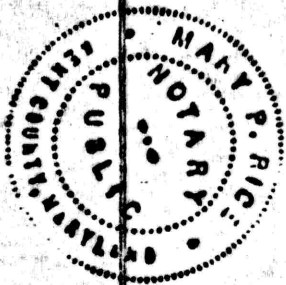
TEST:

L. Parks Rasin, Jr. Elizabeth C. Rollison (SEAL)
Elizabeth C. Rollison

STATE OF MARYLAND, KENT COUNTY, to wit:

I HEREBY CERTIFY, That on this 21st day of July, 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, personally appeared ELIZABETH C. ROLLISON, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



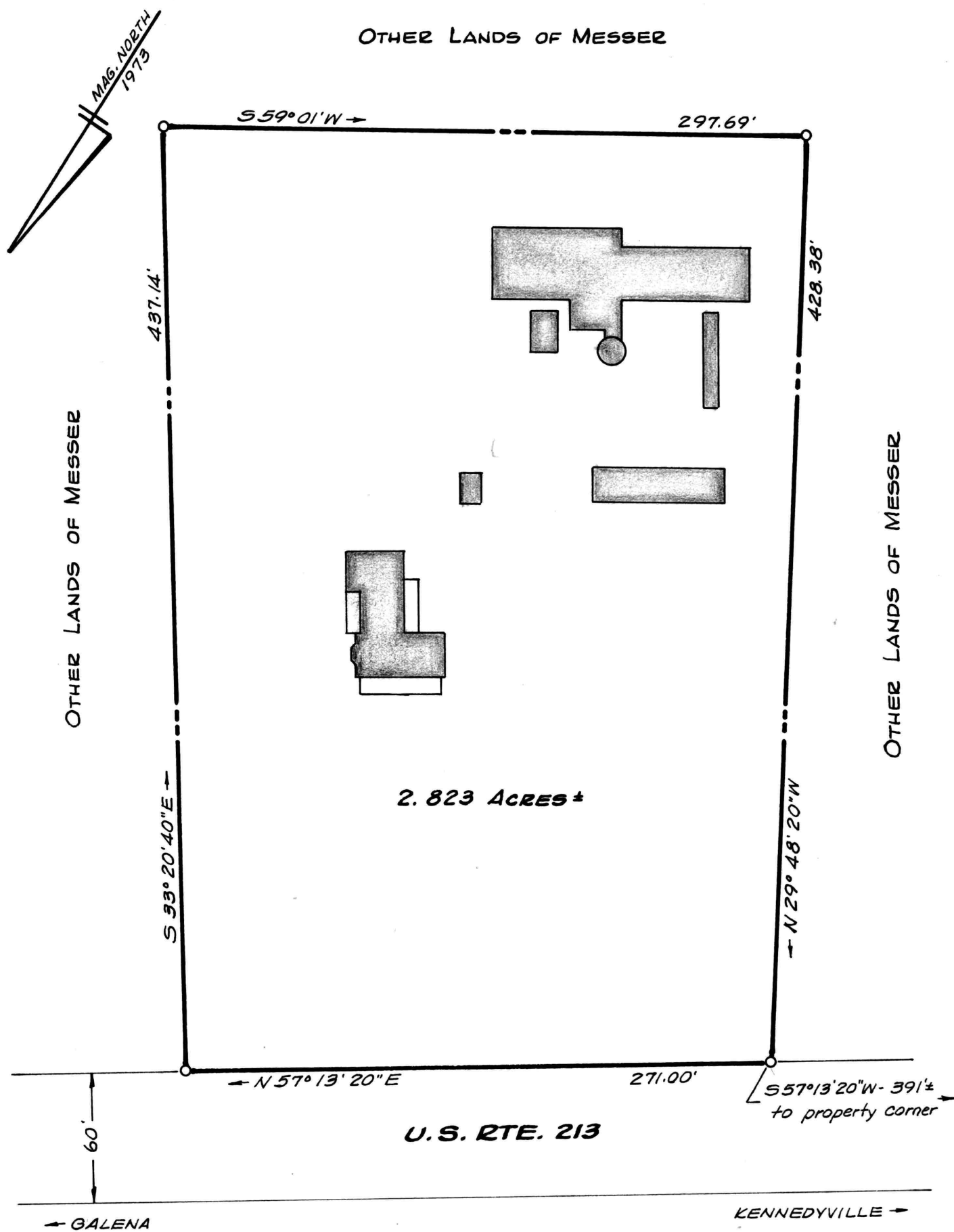
Mary P. Rice
Mary P. Rice, Notary Public.

My Commission expires:

July 1st, 1970.

JUL 23 1969 THE FOREGOING Deed FILED FOR RECORD AND IS
ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER E.H.O. NO. 32 FOUND 29th Nov 1969
Carle H. Gindley CLERK

LIBER 32 PAGE 159

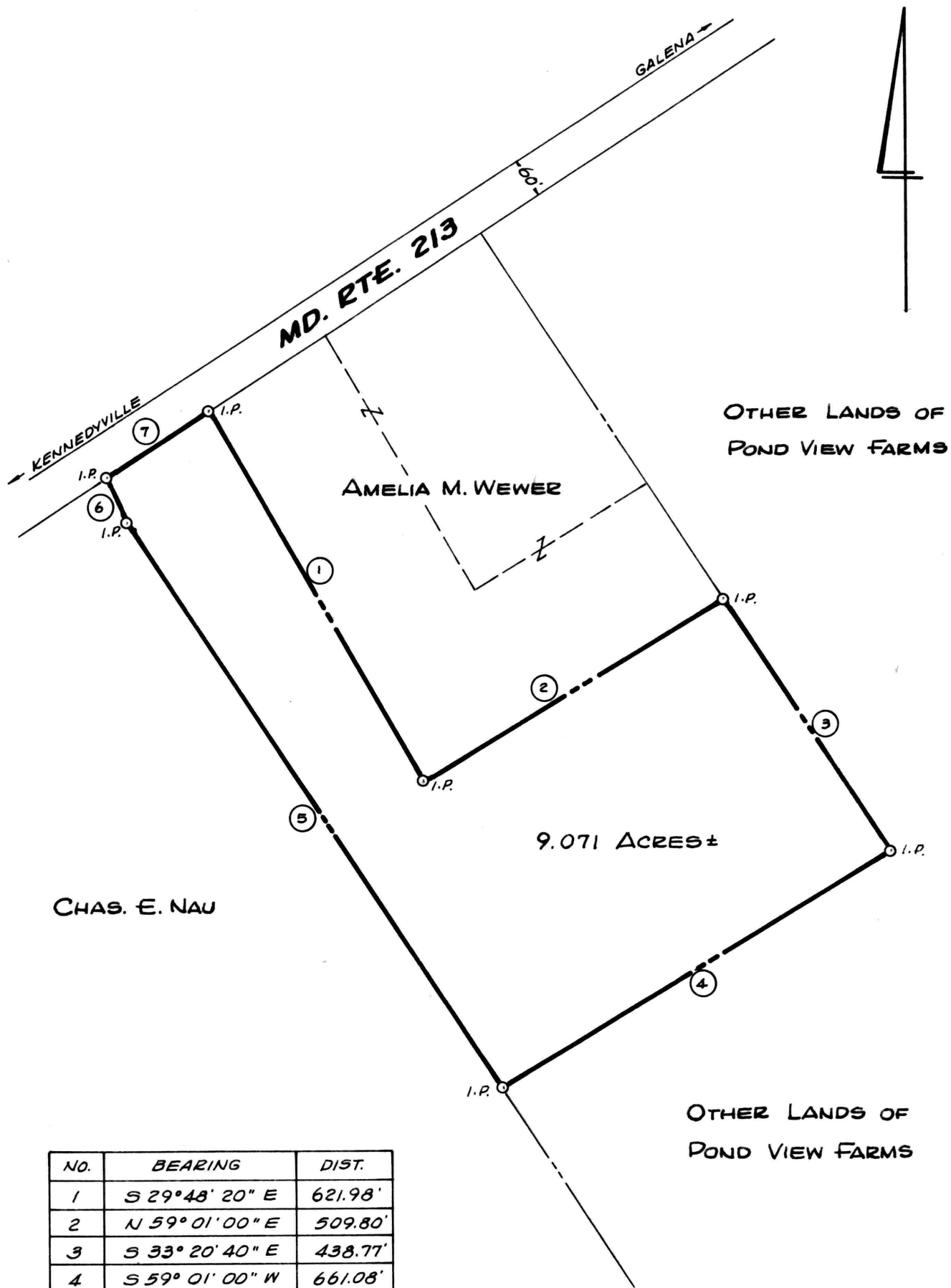


PLAT OF A SURVEY OF PART OF THE
ALLIE MESSER LANDS
 2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=60' Mar. 1973.

William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

I.P. = iron pipe



NO.	BEARING	DIST.
1	S 29° 48' 20" E	621.98'
2	N 59° 01' 00" E	509.80'
3	S 33° 20' 40" E	438.77'
4	S 59° 01' 00" W	661.08'
5	N 33° 22' 10" W	985.57'
6	N 24° 02' 10" W	70.46'
7	N 57° 13' 20" E	178.58'

**PLAT OF A SURVEY OF PART OF THE
POND VIEW FARMS LANDS**

2ND DISTRICT, KENT COUNTY, MD.

Scale 1" = 200'

April 1978.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

for Charles E. Kinling